

January 11, 2010

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for screening SIP Design Guidance and 90% completed SIP acceptance (see SDOT CAM 2200, 2201, 2206, 2209, and 2211, 2212, 2213, and 2214).

Note: A preliminary assessment is being conducted on all land use projects as well as new free-standing buildings (new construction). If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If an SIP is required, SDOT must accept your 90% complete SIP before DPD construction intake (see SDOT CAM 2200, 2206, 2209, 2211, 2213, and 2214).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

Project Summary			
AP/Project No.	6152459	Ground Disturbance	Υ
Application Template	BLDG	PASV Required This Permit	N
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	(Not Req)
Category	SINGLE FAMILY / DUPLEX	PASV Done Under	3010186
DPD Review Type	FULL	Permit Remarks	PASV CONDUCTED UNDER PROJECT # 3010186 ON 05-15-09. MLP
Address	7203 35th Ave S		
Location			
Zoning	SF5000	Applicant	SCOTT RAE 122 S JACKSON STREET 210 SEATTLE WA 98104 (206) 898-6673
King County APN	3031200135		
Permit Status	Initial Information Collected		
	Construction of a new (2) story residence on the rear portion of an existing subdividable SF5000 lot; existing house to remain.	Applicant Email	scott@greyscalearchitecture.com
		Linked AP/Project Nos.	
SDOT Project No			

For detail zoning information, click the on the King County APN number above, or visit http://web1.seattle.gov/dpd/parceldata/ to find zoning details about your address.

Seattle City Light Requirements

Contact: Bob Hansen, bob.hansen@seattle.gov

Easements

SCL power easement may be required. Property survey may be required at project's expense.

DPD Drainage Requirements

Contact: Michelle M Macias, (206) 684-3068, michelle.macias@seattle.gov

The following requirements are based on the current stormwater and side sewer codes. Major updates to these codes are expected in the fourth quarter of 2009.

Existing Public Drainage Infrastructure

Sanitary sewer main location: 35th Ave S

Sanitary sewer main size: 8 inch

Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: On site (infiltration).

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

All single-family residential projects shall implement green stormwater infrastructure (GSI) to the maximum extent feasible per SMC 22.805.030. Refer to CAMs 530-537 - Green Stormwater Infrastructure on Private Property. Refer to Director's Rule 19-2009 - Green Stormwater Infrastructure - Requirements for All Projects. Submit a Standard Drainage Control Plan for Single Family Projects that includes a GSI Calculator per DR 19-2009.

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at 35th Ave S.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at http://dnr.metrokc.gov/wtd/capchrg/

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Onsite (infiltration).

DPD Land Use Code Requirements

Contact: Mark J Taylor, (206) 684-5049, mark.taylor@seattle.gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (http://www.seattle.gov/transportation/rowimanual/manual/). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

35TH AVE S

New structures must be designed to accommodate future right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at

http://www.seattle.gov/transportation/gradesheetintro.htm

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found at

http://www.seattle.gov/dpd/static/Covenant Consenting LID LatestReleased DPDS 006060.pdf

SDOT Requirements

Contact: Joel Prather, (206) 615-0772, joel.prather@seattle.gov

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

Initial Review Deposit: To be determined

SDOT Plan Requirements: Plan

SDOT Permit Requirements: Group 2: Over-the-Counter. Obtain from SDOT concurrently with building permit.

Other street use annual permit required. All encroachments in the public right-of-way (ROW) require an annual 30-day revocable permit and potentially an indemnity agreement including insurance. Be advised that there is the potential that in the future these annual permit fees will be aligned with the property's market value and could escalate considerably over time. See SDOT Street Use for early design guidance.

Street Improvement Requirements 35TH AVE S

Street Grading: May be required when street improvements are installed. All structures must be built to accommodate the standard street cross section to property lines on project side. See Seattle Right of Way Improvements Manual (ROWIM) figures in Chapter 3.

New/replacement driveway: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.9.2 and 4.9.3 as well as the City of Seattle Standard Plan 430, 431. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications.

Other requirements: Do not begin dwy slope within ROW -grade/surface new drwy access per approved bldg grade elevation crossing property line. Apply with SDOT for drwy permit &annual permit for rockery encroachment in ROW.

Discretionary ROW Requirements

Encroachments in/over the right of way (ROW) such as stairs, walls, awnings, marquees, fences, non-structural walls, or erosion facing (e.g. rockeries) are discouraged in the ROW unless the proposed improvement has been approved by DPD (building overhangs), is REQUIRED for access, OR provides significant benefit to the public. When necessary, SDOT Street Use will evaluate proposals on a case-by-case basis provided the applicant supplies technical documentation explaining why there is no other way to construct the improvement without encroaching in the right-of-way. See Seattle Right of Way Improvements Manual (ROWIM) chapter 4 for design requirements. An Annual permit is required for structural buildings overhangs, marquee/awnings, and all other encroachments in the public right-of-way (ROW). Annual permits are 30-day revocable permits and an indemnity agreement including insurance may be a condition of the permit. Be advised that annual fees may escalate over time subject to the Street Use Fee Schedule. If your project is proposing encroachemnts into the right-of-way (ROW) in conjuction with other required street improvements apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Other requirements: Annual permit required for rockery encroaching in ROW...

SPU Requirements

Contact: Steve Resnick, (206) 233-7234, ResnicS@seattle.gov

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 501. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark of if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

- 1. Please review the requirements set forth in this report.
- 2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
- 3. Call or e-mail the appropriate contact if you have any outstanding questions.
- 4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
- 5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (http://www.seattle.gov/light/newconstruction/).
- 6. Contact an Electric Service Representative for your electrical service design and connection questions:

North of Denny Way (206) 615-0600

South of Denny Way (206) 386-4200

Large Commercial & Industrial (206) 233-7177

Service Applications (206) 233-APPS (2777)

- 7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions (http://www.seattle.gov/dpd/Publications/Forms/Building Permit/default.asp).
- 8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.